



**DELPHIC
ASSOCIATES
LLC**

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June 30, 2021

Preliminary Waiver List for Comprehensive Permit
“Moose Hill Condominiums”
at
270 Moose Hill Road
Walpole, Massachusetts 02081

Applicant: Radke, LLC

Subject Property: Parcels of land situated on the northeasterly side of Moose Hill Road.
Assessor’s Map 36, Parcels 64 & 65, Total Land Area = 1.15+/-acres.

The board hereby waives any and all local rules, regulations and/or by-laws necessary to construct the project consistent with the plans of approval as stipulated in the decision by the Walpole Zoning Board of Appeals. To the extent, the approved plans and conditions of approval set forth in the decision with any un-waived local regulations, the requirements of the plans and conditions as approved shall supersede such conflicting regulations. Nothing herein may be construed as a waiver of any applicable state or federal law.

REQUESTED WAIVERS: Zoning By-Laws revised May 6, 2019

A general waiver is sought from all site plan approval requirements under the Planning Board’s jurisdiction as the project will be reviewed by the Zoning Board of Appeals per Comprehensive Permit and MGL Chapter 40B regulations. See below for other local regulations and waivers we are requesting.

Section 2.A. Special Permits:

Waive all provisions

2. Section 5-B: Use Regulations:

Section 5-B.3.d. i-iii.: i. Dwelling for occupancy by more than three (3) families provided that; i. such dwelling is connected or is to be connected with the public sewer system at the time of construction; ii. such dwelling is located on a lot having an area of at least thirty thousand (30,000) square feet with an additional ten thousand (10,000) square feet for each

dwelling unit in excess of three (3) to be accommodated; iii. a fifty (50) foot buffer zone shall be required, whereas the adjacent lot has a single-family dwelling or is a vacant lot; ii. if there is to be more than one (1) principle building on a lot, there shall be minimum of 10,000 square feet of lot area per dwelling unit, regardless of how many buildings are on the lot or how many units are in a building.

Waiver to allow multiple units on a single lot that is 50,487 square feet and the units are to be serviced by onsite sewage disposal systems.

3. Section 5-D. Excavation or filling of Earth:

Section 5-D.4.A. Activities associated with a residential use that involve the excavation or filling of one hundred (100) cubic yards of earth or more per year except those listed in Subsection 5-D-3.c above

Excess material will be excavated for the construction of the foundation and underground drainage systems.

4. Section 6-B. Schedule of Dimensional Regulations:

Section 6-B.1.A. Allow a building on a lot having less than the “Required Lot Area” or having less frontage on at least one street than the “Required Lot Frontage”.

Section 6-B.1.B. Allow a building so as to cover together with any other buildings on the lot, a larger portion of the lot area than the “Maximum Lot Coverage”.

Table 6-B-1. Table of Dimensional Regulations – waive compliance with all dimensional requirements in a Residence A Zone.

*The existing lot has 91.21 feet of frontage along Moosehill Road. (150 ft. required)
Impervious coverage 51.5% (40% allowed)*

5. Section 6-C Special Conditions:

Section 6-C.4. A Number of buildings per lot – Allow more than one (1) principle building constructed as a dwelling or so used to located on a lot.

6. Section 10-E Common Driveways:

Section 10-E.2. Allow a common driveway used as common access to more than three dwelling units.

Section 10-E.5. - A, D, F, G, H, I, L, M. Design standards waived.

Section 10-E.6. No surety, guaranty or bond required

To allow a common driveway for access and egress to 8 dwelling units.

Drive length approximately 385 feet to end of cul-de-sac (required for turnaround)

7. Section 13: Site Plan Review

Waive site plan review.

8. Additional Waiver Request

All related expenses for building permits, water connections, sewer connections, etc. for the 2 affordable units, shall be waived.

BOARD OF HEALTH – WAIVERS (Article 1-Rules, Regulations and Procedures for Construction of on-site sewage disposal systems.

Section 767-3(2) Requirements for disposal of sanitary sewage:

Leaching areas requirements shall be increased by 50% for all new construction on-site septic systems.

Waiver requested that will include a deed restriction that no garbage disposals shall be allowed in the units. The 50% increase is require per Title 5, when garbage disposal system are installed in homes.